

**CLERMONT COUNTY PLANNING COMMISSION
THIRD REGULAR MEETING
March 25, 2008**

The Third Regular Meeting of the Clermont County Planning Commission was held on Tuesday, March 25, 2008 at 5:00 p.m. in the Engineering/Planning Conference Room. Members present were Ms. Potter, Mr. Hoffman, Mr. Maham, Mr. Nichols, Mr. Rouster, Mr. Schultz, Mr. Thomson, and Mr. Turton.

APPROVAL OF MINUTES:

Chairman Maham asked if there were any questions, additions or corrections to the February Minutes that had been mailed to the members prior to the meeting. A motion to approve the February Meeting Minutes was made by Mr. Schultz, seconded by Mr. Turton, and carried unanimously.

OLD BUSINESS/NEW BUSINESS

Members of Gene Vanlandingham's family were present for a tribute to Mr. Vanlandingham. Mr. Vanlandingham, a valued member of the Planning Commission off and on for the past thirty plus years, who died on February 8, 2008 of pancreatic cancer.

Presentation of Land Development Plan to Vanlandingham

Chairman Maham presented the family with Mr. Vanlandingham's Planning Commission nameplate and an original County Land Development Plan that had been prepared in 1968 in part by Mr. Vanlandingham.

Presentation of Plaque to Vanlandingham

County Commission Bob Proud presented a plaque to the family in recognition of Mr. Vanlandingham's years of dedication and service to the Clermont County Planning Commission.

Mr. Vanlandingham's grandson, Jeff Shelton, expressed his appreciation for the recognition.

March Work Session

The third work session of 2008 was held on March 12, 2008 at 5:00 p.m. at Permit Central. The topic of conversation was Comprehensive Planning, Transportation.

April Work Session

The April Work Session will be held on Tuesday, April 9, 2008 at 5:00 p.m. at Permit Central. The topic of conversation is to be Comprehensive Planning - Housing.

STAFF REPORT ON VARIANCE CASES

V-1-08

Duke Energy

5:15 p.m.

Mr. Hanigosky presented the staff report for the variance request. Staff's recommendation was for approval of the proposed request.

Dale Liggett, Duke Energy, was present for this case. He stated that the location of the station was decided upon jointly by Duke Energy and the Ohio Power Siting Board. This site was chosen because it would have the least impact on the surrounding area.

Following discussion, Mr. Hoffman moved that the Planning Commission **approve** variance request V-1-08, giving the rationale that this approval would help minimize the negative effects the reducing station would have on the parent parcel if located at the end of the 500 foot panhandle. The motion was seconded by Mr. Thomson and carried unanimously.

STAFF REPORT ON SUBDIVISION CASES

East Fork Trails

Replat

Williamsburg Township

5:20 p.m.

Mr. Hanigosky presented the Staff Report for this Replat. Staff's recommendation was for approval of the Replat.

Yvonne Malott, Williamsburg Township Zoning Administrator, was present for this case.

There was discussion regarding the fact that the property line of the one subject parcel encroaches on the other subject property and that the situation would remain the same following the approval of this replat, causing an existing zoning violation to remain.

Following discussion, Mr. Thomson moved that the Planning Commission **deny** the Replat for East Fork Trails, based on the fact that approval causes an existing violation of zoning to remain, seconded by Mr. Hoffman, and carried unanimously.

Sandy's Farm

Replat

Batavia Township

5:35 p.m.

Mr. Hanigosky presented the Staff Report for this Replat. Staff's recommendation was for approval of the Replat.

Bill Anderson was present and spoke in favor of this case.

Following short discussion, Mr. Schultz moved that the Sandy's Farm, based on staff's recommendation, seconded by Mr. Nichols, and carried unanimously.

STAFF REPORT ON ZONING CASES

Batavia Twp. Zoning Case B-01-08Z

Gabriel Heritage Corp.

5:40 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request.

Candace Gabriel, applicant, was present for this case.

Following short discussion, Mr. Thomson moved that the Planning Commission recommend to Batavia Township **approval** of Batavia Township Zoning Case B-01-08Z, per staff's recommendation, seconded by Mr. Turton, and carried unanimously.

Tate Twp. Zoning Case 877GE

SRGC Mangement, LLC

5:45 p.m.

Mr. Hanigosky presented the Staff Report for this zoning request. Staff's recommendation was for approval of the proposed request.

George Eckert, Tate Township Zoning Administrator, was present for this case.

Bill Gabriel, area resident, expressed his concerns that road improvements would be needed if this property were to be zoned industrial.

Following discussion, Mr. Schultz moved that the Planning Commission recommend to Tate Township **approval** of Tate Township Zoning Case 877GE, per staff's recommendation, seconded by Mr. Rouster, and carried unanimously.

OLD BUSINESS/NEW BUSINESS

OKI Presentation – Bill Miller – Elements of an Effective Local Comprehensive Plan

Bill Miller, Ohio-Kentucky-Indiana Regional Council of Governments (OKI), presented OKI's *Elements of an Effective Local Comprehensive Plan* to the Planning Commission. A short discussion period followed.

OLD BUSINESS/NEW BUSINESS AND COMMITTEE REPORTS

Resignation of Chairman Maham

Chairman Maham announced that he would be resigning his alternate position on the Planning Commission as of March 31, 2008.

Nominating Committee Report/Election of 2007 Officers

On behalf of the nominating committee, Mr. Turton reported the recommendation that Mr. Schultz be elected Chairman, Mr. Thomson be elected Vice Chairman, and Ms. Potter be

elected Secretary for the period of April 1, 2008 through March 31, 2009. Mr. Hoffman moved that the slate of nominations be approved, seconded by Mr. Rouster, and carried unanimously (with Mr. Schultz, Mr. Thomson and Ms. Potter all choosing to abstain in regard to their own respective nominations).

Subdivision Regulations Committee

No report at this time.

Community Advisory Committee

No report at this time.

Thoroughfare Plan Technical Advisory Committee

No report at this time.

Presentation of Plaque

On behalf of the Planning Commission, Vice-Chairman Turton presentation a plaque of appreciation to Chairman Maham for his years of service on the Board.

Kyle Hanigosky Departure

Kyle Hanigosky announced that he has accepted a position with the LUC Regional Planning Commission and that his final day with Clermont County will be March 28, 2008.

As there was no further business brought before the Planning Commission, the meeting was adjourned.

Karl Schultz, Chairman

Douglas W. Thomson, Vice Chairman